

SAMPLE CERTIFICATES

Certificate of Completion of Public Improvements

Certificate of Surveyor

Certificate of Dedication

Certificate of Consent to Plat

Certificate of Waiver of Park Land Dedication and Acceptance of Cash in Lieu Thereof

Certificate of Examining Land Surveyor Where Required

Certificate of County Treasurer

Certificate of Final Plat Approval

Certificate of Filing by Clerk and Recorder

CERTIFICATE OF COMPLETION OF PUBLIC IMPROVEMENTS

I, (Name of Subdivider), and I, (Name of Subdivider's Registered Engineer), a registered professional engineer licensed to practice in the State of Montana, hereby certify that the following public improvements, required as a condition of approval of (Name of Subdivision), have been installed in conformance with the attached engineering specifications and plans: (List the improvements actually installed and attach and required as-built drawings or evidence in support of improvement completion)

Signature of Subdivider

Date

Signature of Professional Engineer

Date

Registration No. _____

Address

(Engineers Seal)

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) ss.
County of _____)

I, _____(Name of Surveyor), a Professional Land Surveyor, do hereby certify that I have performed the survey shown on the attached plat of _____(Name of Subdivision); that such survey was made on _____(Date of Survey); that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions shown thereon.

Dated this _____ day of _____, 20 ____.

(Seal)

(Signature of Surveyor)
Registration No. _____
(Address)

CERTIFICATE OF DEDICATION

(I) (We), the undersigned property owner(s), do hereby certify that (I) (We) have caused to be surveyed, subdivided and platted into lots, blocks, streets and alleys, as shown by the plat hereto annexed, the following described land in (City and County if in Unincorporated Area), to-wit:

(Exterior boundary description of area contained in plat and total acreage)

The above described tract of land is to be known and designated as _____ (Name of Subdivision), and the lands included in all roads, avenues, alleys, and parks or public squares shown on said plat are hereby granted and donated to the use of the public forever. The roadways accepted to the public are accepted for public use, but Lake County accepts no responsibility for maintaining the same. The owner(s) agree(s) that Lake County has no obligation to maintain the roads hereby dedicated to public use.

Dated this _____ day of _____, 20 ____.

(Acknowledged and notarized signatures of all record owners of platted property)

CONSENT TO PLAT

Pursuant to 76-3-612, M.C.A, the undersigned _____ (Financial Institution or other lienholder), Mortgagee under that certain Mortgage identified as follows:

Date: _____

Mortgagor: _____

Document Number: _____

Signature and Title

Printed Name and Date

Does hereby join in and consent to the platting of the following described lands located in Lake County, Montana, which lands are subject to the lien of the above referenced Mortgagee:

INSERT LEGAL DESCRIPTION HERE

**CERTIFICATE OF WAIVER OF PARK LAND DEDICATION
AND ACCEPTANCE OF CASH IN LIEU THEREOF**

I, _____ (County Clerk and Recorder) of _____ (Name of City or County), Montana, do certify that the following order was made by the _____ (Governing Body) of _____ (Name of City or County) at a meeting thereof held on the _____ day of _____, 20 ____, and entered into the proceedings of said Body to-wit: "Inasmuch as the dedication of park land within the platted area of _____ (Name of Subdivision) is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the _____ (Name of Governing Body) that land dedication for park purposes be waived and that cash in lieu of park with the provisions of Title 76, Chapter 3, MCA."

In witness whereof, I have hereunto affixed the seal of _____ (Name of City or County), Montana this _____ day of _____, 20 ____.

(Seal)

(Signature of Clerk)

CERTIFICATE OF EXAMINING LAND SURVEYOR

I, _____ (Name of Examining Land Surveyor), acting as an Examining Land Surveyor for _____ (City or County), Montana, do hereby certify that I have examined the final plat of _____ (Name of Subdivision) and find that the survey data shown thereon meet the conditions set forth by or pursuant to Title 76, Chapter 3, Part 4, MCA.

Dated this _____ day of _____, 20 ____.

(Signature)

(Name of Surveyor)
Registration No. _____

(City or County)

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that all real property taxes assessed and levied on the land described below and encompassed by the proposed _____ (Name of Subdivision) have been paid:

(legal description of land)

Dated this _____ day of _____, 20 ____.

(seal) _____, Treasurer (Signature of County Treasurer)
_____ County, Montana

CERTIFICATE OF FINAL PLAT APPROVAL

The County Commission of _____ County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use, this _____ day of _____, 20 ____.

(Signatures of Commissioners)

ATTEST: _____

(Seal of County)

(Signature of Clerk and Recorder)

_____ County, Montana

CERTIFICATE OF FILING BY CLERK AND RECORDER

STATE OF MONTANA)
) ss.
County of _____)

Filed for record this _____ day of _____, 20 ____, at _____ o'clock.

_____(Signature of Clerk and Recorder)
County Clerk and Recorder, _____ County, Montana